

## Chapter 17.13: Residential Zoning Districts

### §17.13.080. MFH, Multi Family High Density District

The MFH, Multi Family High Density district is intended to accommodate household living in attached houses, detached houses, and multi dwelling structures. The MFH district corresponds to the MFH land use classification of the General Plan. Explanation 17.13.080 provides examples of development patterns possible in the MFH zoning district.

#### A. Lot Size and Development Density

1. Minimum area for new lots or parcels: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Number of units per acre of net land area: As established in Table 17.15.010, as approved by the Planning Commission. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, sitespecific considerations, and other requirements of this Title. Final density to be determined through the design review process and with approval of the Planning Commission.

#### B. Requirements for Planned Developments

1. Permitted and encouraged.
2. Subject to review as subdivision.

#### **Explanation 17.13.080: Development Examples, MFH Zoning District**

1. On 1 acre of net land area, 7 detached single family homes could be built, each on a 6,000 square foot lot.
2. On 1 acre of net land area, 14 units of multi family housing could be built. Unless a planned unit development had been approved.
3. Each duplex would require an 8,000 square foot lot, a triplex would require a 10,000 square foot lot, and a fourplex would require a 12,000 square foot lot.
4. A five-plex could be built on a 15,000 square foot lot and a six-plex could be built on an 18,000 square foot lot.  
*Open Space:* A complex with 2 fourplexes would require 1,386 square feet of usable open space for the building and 462 square feet of usable open space for each of the 4 units in the structure, a total of 3,234 square feet of usable open space per building. 2 fourplexes would require 6,468 square feet; a single building with 8 units would require 5,082 square feet.

#### C. Site Development Considerations

1. Onsite usable open space: 1,386 square feet for each structure and 462 square feet for each dwelling unit.
  - a. Onsite usable open space shall be usable for recreation or play.
  - b. Design review shall determine whether or not it shall be contiguous or in clusters.
2. Design review: Required for planned developments, subdivisions, and multi

dwelling structures, but not for individual residences unless located in the Visually Sensitive Area as defined in the General Plan.

D. Maximum Occupancy, Vehicle Limitation

1. One family unit or not more than three unrelated adults.
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking §17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking.